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FIRST SECURITY

IDAHO CONSTRUCTION REPORT

FIRST SECURITY BANK OF IDAHO · N.A.

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VOLUME 31 FEBRUARY 1984 NUMBER 2

AUTHORIZED BUILDING PERMIT CONSTRUCTION
54 MAJOR LOCATIONS

FEBRUARY 1984

Residential construction activity, as reflected by new building permits, recorded substantial gains in February in the Boise area and in Northern Idaho. Data from the National Association of Realtors indicate that existing home sales in Idaho in 1983 reached 11,300, up from 9,300 in 1982 but unchanged from 11,300 in 1981. The 1983 annual sales gain in Idaho of 21.5 percent compares with a 31 percent gain in the Western United States and a gain of 37 percent nationwide.

TOTAL CONSTRUCTION VALUE for authorized building permit construction in 54 major Idaho locations in February was $22,334,634 or 27.4 percent above 1983. NEW RESIDENTIAL CONSTRUCTION for 303 dwelling units totaled $12,341,736, an increase of 50.0 percent in number and an increase of 35.3 percent in value compared with a year ago. NONRESIDENTIAL CONSTRUCTION valued at $3,356,256 was down 22.4 percent from last year, while ALTERATIONS AND REPAIRS totaling $6,636,642 were up 62.6 percent.

CONSTRUCTION VALUES IN 54 MAJOR LOCATIONS IN IDAHO
FEBRUARY AND TWO MONTHS CUMULATIVE 1984

			Percent Change 1984 from 1983	
	FEBRUARY	2 MONTHS	FEBRUARY	2-MOS.
NUMBER OF NEW DWELLING UNITS	303	490	+ 50.0	+ 38.8
VALUE (dollars)				
Residential	$12,341,736	$19,836,487	+ 35.3	+ 27.6
Nonresidential	3,356,256	5,312,646	- 22.4	- 76.2
Alterations & Repairs	6,636,642	15,864,203	+ 62.6	+ 63.8
TOTAL CONSTRUCTION VALUE	$22,334,634	$41,013,336	+ 27.4	- 13.8

IDAHO CONSTRUCTION REPORT - 54 MAJOR LOCATIONS FOR FEBRUARY 1984

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	---	3	$ -------	$ 3,000	$ 9,300	$ 12,300
Coeur d'Alene	7	18	352,997	492,000	73,437	918,434
Kootenai County Un	13	26	435,289	35,442	53,834	524,565
Craigmont	---	2	-------	-------	6,200	6,200
Grangeville	---	5	-------	-------	278,500	278,500
Lewiston	8	73	306,079	45,076	217,210	568,365
Moscow	25	12	587,080	-------	48,500	635,580
Latah Co. Un	---	4	4,356	767,271	5,000	776,627
Orofino	---	7	38,000	-------	30,624	68,624
Osburn	---	2	-------	11,000	500	11,500
Sandpoint	18	8	392,000	-------	79,500	471,500
St. Maries	---	2	-------	89,000	7,500	96,500
Benewah County Un			NO FIGURES REPORTED FOR THIS MONTH			
TOTAL NORTHERN	71	162	2,115,801	1,442,789	810,105	4,368,695
Boise City	79	652	3,975,682	326,383	3,459,103	7,761,168
Meridian	23	26	915,300	-------	16,350	931,650
Ada County Un	57	79	1,930,326	-------	314,428	2,244,754
Caldwell	1	11	49,950	52,800	104,286	207,036
Canyon County Un	20	25	933,500	142,000	8,000	1,083,500
Nampa	6	19	239,086	80,000	81,071	400,157
Emmett	1	7	65,075	42,684	30,316	138,075
Gooding	1	2	53,000	-------	15,000	68,000
Hailey			NO PERMITS ISSUED			
Ketchum	---	4	-------	-------	13,000	13,000
Sun Valley	---	2	-------	-------	12,000	12,000
Blaine County Un			NO PERMITS ISSUED			
Jerome	---	4	-------	-------	29,000	29,000
Mountain Home	1	4	47,000	-------	30,070	77,070
Payette	---	1	-------	-------	200	200
Shoshone			NO PERMITS ISSUED			
Twin Falls City	6	21	303,521	-------	246,934	550,455
Twin Falls Co Un	1	6	386,000	-------	46,000	432,000
Weiser	---	6	-------	-------	36,143	36,143
TOTAL SOUTHWESTERN	196	869	8,898,440	643,867	4,441,901	13,984,208
Blackfoot	---	4	-------	3,000	16,650	19,650
Bingham County Un	1	4	14,000	7,000	704,815	725,815
Idaho Falls	12	7	492,170	992,600	299,400	1,784,170
Ammon	---	1	-------	-------	8,000	8,000
Bonneville Co Un	6	10	253,000	92,000	7,000	352,000
Rexburg			NO FIGURES REPORTED FOR THIS MONTH			
Rigby			NO PERMITS ISSUED			
Salmon	---	2	-------	100,000	70,000	170,000
Lemhi County Un	1	4	45	-------	12,042	12,087
St. Anthony			NO PERMITS ISSUED			
TOTAL EASTERN	20	32	759,215	1,194,600	1,117,907	3,071,722
American Falls	1	3	19,700	-------	1,480	21,180
Power County Un	---	1	-------	-------	22,500	22,500
Burley			NO PERMITS ISSUED			
Chubbuck	---	2	-------	-------	17,200	17,200
Montpelier			NO PERMITS ISSUED			
Pocatello	8	28	282,700	4,000	200,049	486,749
Bannock County Un	---	2	-------	-------	5,400	5,400
Preston	---	1	-------	71,000	-------	71,000
Franklin County Un	4	4	184,000	-------	-------	184,000
Rupert	2	6	76,880	-------	17,100	93,980
Minidoka County Un	1	1	5,000	-------	-------	5,000
Soda Springs	---	1	-------	-------	3,000	3,000
TOTAL SOUTHEASTERN	16	49	568,280	75,000	266,729	910,009
TOTAL 54 LOCATIONS	303	1,112	12,341,736	3,356,256	6,636,642	22,334,634

Compiled by First Security Bank of Idaho, N.A.

IDAHO CONSTRUCTION REPORT - 54 MAJOR LOCATIONS TWO MONTHS CUMULATIVE 1984

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	---	3	$ -------	$ 3,000	$ 9,300	$ 12,300
Coeur d'Alene	12	31	619,997	582,000	89,208	1,291,205
Kootenai County Un	24	45	779,322	176,080	114,566	1,069,968
Craigmont	---	2	-------	-------	6,200	6,200
Grangeville	---	8	-------	-------	321,500	321,500
Lewiston	18	129	605,858	117,034	483,098	1,205,990
Moscow	29	20	779,580	-------	51,000	830,580
Latah Co. Un	---	7	4,356	772,071	8,000	784,427
Orofino	---	13	38,000	-------	88,060	126,060
Osburn	---	4	-------	11,000	25,500	36,500
Sandpoint	25	20	565,000	-------	106,200	671,200
St. Maries	1	5	5,000	89,000	15,500	109,500
Benewah County Un	---	---	-------	-------	-------	-------
TOTAL NORTHERN	109	287	3,397,113	1,750,185	1,318,132	6,465,430
Boise City	134	1,358	6,544,182	510,283	6,961,767	14,016,232
Meridian	29	34	1,176,250	-------	26,350	1,202,600
Ada County Un	94	152	3,308,800	530,664	506,253	4,345,717
Caldwell	7	19	315,011	52,800	134,286	502,097
Canyon County Un	34	47	1,428,500	211,400	57,100	1,697,000
Nampa	8	31	337,286	80,000	3,936,838	4,354,124
Emmett	1	8	65,075	42,684	38,491	146,250
Gooding	1	3	53,000	-------	27,000	80,000
Hailey	---	---	-------	-------	-------	-------
Ketchum	---	4	-------	-------	13,000	13,000
Sun Valley	---	4	-------	-------	30,300	30,300
Blaine County Un	---	---	-------	-------	-------	-------
Jerome	---	7	-------	88,030	30,100	118,130
Mountain Home	1	9	47,000	9,000	45,045	101,045
Payette	1	2	30,000	-------	200	30,200
Shoshone	---	---	-------	-------	-------	-------
Twin Falls City	9	31	486,525	-------	314,542	801,067
Twin Falls Co Un	2	11	500,000	67,000	52,700	619,700
Weiser	---	12	-------	-------	56,687	56,687
TOTAL SOUTHWESTERN	321	1,732	14,291,629	1,591,861	12,230,659	28,114,149
Blackfoot	---	5	-------	8,000	16,650	24,650
Bingham County Un	4	7	99,000	7,000	704,815	810,815
Idaho Falls	18	23	785,090	1,667,600	355,900	2,808,590
Ammon	---	2	-------	-------	13,000	13,000
Bonneville Co Un	9	17	326,000	100,000	47,180	473,180
Rexburg	---	---	-------	-------	-------	-------
Rigby	---	1	-------	-------	10,000	10,000
Salmon	1	4	45	100,000	73,000	173,045
Lemhi County Un	1	5	45	-------	12,692	12,737
St. Anthony	---	---	-------	-------	-------	-------
TOTAL EASTERN	33	64	1,210,180	1,882,600	1,233,237	4,326,017
American Falls	2	5	25,700	-------	4,878	30,578
Power County Un	---	3	-------	-------	24,400	24,400
Burley	---	4	-------	-------	27,500	27,500
Chubbuck	1	7	1,200	13,000	48,200	62,400
Montpelier	---	---	-------	-------	-------	-------
Pocatello	14	51	551,585	4,000	271,884	827,469
Bannock County Un	---	4	-------	-------	6,300	6,300
Preston	---	1	-------	71,000	-------	71,000
Franklin County Un	5	5	226,000	-------	-------	226,000
Rupert	2	10	76,880	-------	153,800	230,680
Minidoka County Un	3	6	56,200	-------	515,713	571,913
Soda Springs	---	3	-------	-------	29,500	29,500
TOTAL SOUTHEASTERN	27	99	937,565	88,000	1,082,175	2,107,740
TOTAL 54 LOCATIONS	490	2,182	19,836,487	5,312,646	15,864,203	41,013,336

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IDAHO CONSTRUCTION REPORT - 54 MAJOR LOCATIONS FOR FEBRUARY 1983

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NON RESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	---	---	$ NO PERMITS	$ ISSUED	$ ---	$ ---
Coeur d'Alene	---	10	---	128,440	66,001	194,441
Kootenai County Un	8	20	298,244	82,282	81,410	461,936
Craigmont	1	1	70,000	---	---	70,000
Grangeville	---	3	---	---	8,100	8,100
Lewiston	5	60	171,359	1,987,402	710,101	2,868,862
Moscow	3	16	145,000	262,500	63,350	470,850
Latah Co. Un	1	6	58,636	61,500	62,400	182,536
Orofino	1	9	58,000	---	22,750	80,750
Osburn	---	---	--- NO PERMITS ISSUED		---	---
Sandpoint	---	4	---	---	39,850	39,850
St. Maries	---	---	--- NO PERMITS ISSUED		---	---
Benewah County Un	2	2	48,900	---	---	48,900
TOTAL NORTHERN	21	131	850,139	2,522,124	1,053,962	4,426,225
Boise City	81	152	3,698,891	---	2,000,730	5,699,621
Meridian	9	12	323,000	---	4,355	327,355
Ada County Un	32	68	1,811,950	160,208	239,741	2,211,899
Caldwell	8	20	271,758	239,000	57,047	567,805
Canyon County Un	10	16	543,900	20,000	8,000	571,900
Nampa	1	9	21,000	---	51,900	72,900
Emmett	2	9	45,000	1,800	10,700	57,500
Gooding	1	1	45,000	---	---	45,000
Hailey	---	1	---	---	4,000	4,000
Ketchum	---	4	---	---	46,800	46,800
Sun Valley	---	---	--- NO PERMITS ISSUED		---	---
Blaine County Un	---	---	--- NO PERMITS ISSUED		---	---
Jerome	---	8	---	---	26,900	26,900
Mountain Home	3	22	151,272	525,410	34,280	710,962
Payette	---	7	---	52,000	10,500	62,500
Shoshone	---	1	---	---	3,000	3,000
Twin Falls City	19	37	776,746	109,465	131,809	1,018,020
Twin Falls Co Un	1	4	52,000	---	28,000	80,000
Weiser	---	6	---	---	12,908	12,908
TOTAL SOUTHWESTERN	167	377	7,740,517	1,107,883	2,670,670	11,519,070
Blackfoot	---	1	---	---	400	400
Bingham County Un	---	9	---	54,288	13,920	68,208
Idaho Falls	3	14	190,958	78,000	42,840	311,798
Ammon	---	1	---	---	400	400
Bonneville Co Un	---	6	---	4,800	82,000	86,800
Rexburg	---	1	---	---	4,300	4,300
Rigby	---	---	--- NO PERMITS ISSUED		---	---
Salmon	---	3	---	2,520	---	2,520
Lemhi County Un	3	5	25,020	20	500	25,540
St. Anthony	---	---	--- NO PERMITS ISSUED		---	---
TOTAL EASTERN	6	40	215,978	139,628	144,360	499,966
American Falls	---	1	---	2,000	---	2,000
Power County Un	---	---	--- NO PERMITS ISSUED		---	---
Burley	1	4	28,704	28,000	5,000	61,704
Chubbuck	---	2	---	---	4,650	4,650
Montpelier	---	2	---	---	20,000	20,000
Pocatello	1	28	42,000	440,000	108,420	590,420
Bannock County Un	2	7	57,500	82,500	---	140,000
Preston	---	2	---	---	9,087	9,087
Franklin County Un	2	2	84,000	---	---	84,000
Rupert	---	8	---	2,880	57,150	60,030
Minidoka County Un	2	4	103,900	1,100	7,680	112,680
Soda Springs	---	---	--- NO PERMITS ISSUED		---	---
TOTAL SOUTHEASTERN	8	60	316,104	556,480	211,987	1,084,571
TOTAL 54 LOCATIONS	202	608	9,122,738	4,326,115	4,080,979	17,529,832

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IDAHO CONSTRUCTION REPORT - 54 MAJOR LOCATIONS TWO MONTHS CUMULATIVE 1983

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NON RESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	---	---	$ ---	$ ---	$---	$ ---
Coeur d'Alene	2	16	66,000	11,095,377	91,601	11,252,978
Kootenai County Un	14	41	538,832	906,933	94,209	1,539,974
Craigmont	1	1	70,000	---	---	70,000
Grangeville	---	4	---	---	13,900	13,900
Lewiston	9	111	337,983	3,308,553	774,031	4,420,567
Moscow	5	31	240,000	335,500	99,550	675,050
Latah Co. Un	1	12	58,636	63,500	82,400	204,536
Orofino	1	10	58,000	---	38,750	96,750
Osburn	---	---	---	---	---	---
Sandpoint	---	7	---	---	89,350	89,350
St. Maries	1	1	39,000	---	---	39,000
Benewah County Un	4	6	122,900	420,000	---	542,900
TOTAL NORTHERN	38	240	1,531,351	16,129,863	1,283,791	18,945,005
Boise City	139	281	5,836,186	3,459,873	4,310,195	13,606,254
Meridian	26	39	1,032,200	---	37,723	1,069,923
Ada County Un	52	127	2,794,497	223,094	380,566	3,398,157
Caldwell	9	30	309,258	744,455	148,216	1,201,929
Canyon County Un	14	26	787,900	28,000	65,800	881,700
Nampa	3	17	96,620	---	328,500	425,120
Emmett	3	17	80,000	2,300	20,100	102,400
Gooding	1	4	45,000	---	788,100	833,100
Hailey	1	3	45,718	---	12,000	57,718
Ketchum	---	6	---	---	52,300	52,300
Sun Valley	---	3	---	---	31,000	31,000
Blaine County Un	---	---	---	---	---	---
Jerome	---	11	---	---	36,100	36,100
Mountain Home	7	34	370,272	525,410	47,530	943,212
Payette	1	9	45,000	70,000	10,500	125,500
Shoshone	---	1	---	---	3,000	3,000
Twin Falls City	27	54	1,153,358	109,465	212,728	1,475,551
Twin Falls Co Un	1	4	52,000	---	28,000	80,000
Weiser	---	14	---	4,000	26,136	30,136
TOTAL SOUTHWESTERN	284	680	12,648,009	5,166,597	6,538,494	24,353,100
Blackfoot	---	4	---	---	58,650	58,650
Bingham County Un	3	17	123,908	77,788	23,020	224,716
Idaho Falls	3	27	190,958	87,500	112,627	391,085
Ammon	---	1	---	---	400	400
Bonneville Co Un	2	11	190,000	69,800	90,000	349,800
Rexburg	---	1	---	---	4,300	4,300
Rigby	---	2	---	---	3,300	3,300
Salmon	---	12	---	22,126	5,500	27,626
Lemhi County Un	5	11	25,060	1,560	1,000	27,620
St. Anthony	---	---	---	---	---	---
TOTAL EASTERN	13	86	529,926	258,774	298,797	1,087,497
American Falls	---	4	---	10,000	5,050	15,050
Power County Un	2	3	115,000	8,000	---	123,000
Burley	1	5	28,704	140,000	5,000	173,704
Chubbuck	---	6	---	79,797	40,153	119,950
Montpelier	---	2	---	---	20,000	20,000
Pocatello	3	63	172,000	440,000	1,261,164	1,873,164
Bannock County Un	2	8	57,500	82,500	5,400	145,400
Preston	---	5	---	1,000	82,367	83,367
Franklin County Un	6	6	286,000	---	---	286,000
Rupert	---	14	---	2,880	100,250	103,130
Minidoka County Un	4	12	182,400	21,725	43,048	247,173
Soda Springs	---	1	---	15,000	---	15,000
TOTAL SOUTHEASTERN	18	129	841,604	800,902	1,562,432	3,204,938
TOTAL 54 LOCATIONS	353	1,135	15,550,890	22,356,136	9,683,514	47,590,540

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